

City Clerk File No. Ord. 12-109

Agenda No. 3.A 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 12-109

TITLE: **ORDINANCE DEDICATING THAT THE INTERSECTION OF SIP  
AVENUE AND HAWTHORNE AVENUE ALSO BE KNOWN AS**  
*Raymond F. Skop Way*

Council as a whole, offered and moved adoption of the following;

**WHEREAS**, Raymond F. Skop was a lifelong resident of Jersey City, where he attended William L. Dickinson High School and Jersey City State College (New Jersey City University); and

**WHEREAS**, Raymond F. Skop owned and operated Westside Indoor Archery Range during the 1970's. He served our youth as a grammar school teacher at St. Aloysius during the late 1970's and taught physical education at Our Lady of Mt. Carmel throughout the 1980's. Raymond had a passion for buying and selling cars and established R.S. C.C.C. Motors Corp. with his brother, Robert Skop. He also owned and operated Charlie Brown's Coffee Shop on Westside Avenue in the 1980's; and

**WHEREAS**, Raymond F. Skop began his employment with the City of Jersey City in 1993, as the Director of Building Maintenance. During his career with the City, he held various positions and retired from the Law Department, Municipal Prosecutor's Office in 2010; and

**WHEREAS**, Raymond F. Skop cared deeply for his beloved hometown. He was a community activist with a passion for public speaking. Raymond served as a philanthropic hero to many and founded the Ray of Hope Foundation. The nonprofit organization was founded to help children in need, especially those suffering from debilitating illnesses. The organization also supported local schools and often provided books and equipment.. Raymond also served as President of the Marion Block Association for many years. He faithfully prayed the rosary and founded the Skop's Rosary Society; and

**WHEREAS**, Raymond F. Skop loved animals and the outdoors. He enjoyed hunting, fishing, crabbing, gardening and barbecuing. Raymond also liked to dance and was fond of an array of music, particularly Doo-Wop, Disco and Rock and Roll. He had a special gift of bringing everyone together with party planning. Raymond also enjoyed collecting memorabilia, motorcycles and cars; and

**WHEREAS**, Raymond F. Skop was surrounded by his loving family when he departed this life at the age of 64 on Tuesday, July 3, 2012. Raymond was predeceased by his parents, John and Paula Skop and his brothers, Roger and Robert Skop. He was the beloved husband of Nancy Skop (Polockowitz) for 38 years; devoted and adored father of Wendy Skop-Razzoli and Raymond J. Skop; cherished father-in-law of Paul Razzoli and Mabelle (Manzo) Skop; amazing grandfather to Samantha, Christina, Daniella and Gabriella Skop; caring uncle to Susan Rubino and Mariann Ceterko. Raymond also leaves behind to cherish his memories his sister-in law, Oksana Skop; sister-in-law, Ann Marie Ceterko and her husband Ken Ceterko and many relatives, dear friends, rosarians and former co-workers.

**NOW, THEREFORE, BE IT RESOLVED**, that the Municipal Council of the City of Jersey City deems it fitting and proper to dedicate that the intersection of Sip Avenue and Hawthorne Avenue also be known as Raymond F. Skop Way

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

G:\WPDOCS\IT\ONDAIRES\OS\RENAME\Raymond F. Skop Way.wpd

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Business Administrator

Certification Required ☐

Not Required ☐



- ▶ Mission Statement
- ▶ Skop Rosary Pictures
- ▶ Upcoming Rosaries & Fundraisers
- ▶ Letters of Appreciation
- ▶ Stories of Miracles

### Mission Statement

#### RAY OF HOPE FOUNDATION

- ▶ Special Needs Line
- ▶ An Inspirational Thought
- ▶ Information & Contact
- ▶ Pray with Ray
- ▶ How To Pray The Rosary

The Ray of Hope foundation is a nonprofit organization established to help children in need. Our main purpose is to reach out to children suffering from debilitating illnesses, especially cancer, and give these kids and their families support in any way they need during their terrible time of suffering. We want these children to see and feel God's love through the good deeds of the Ray of Hope Foundation.

Our vision is to help as many children as possible in our area that need love and support. We will give underprivileged children and their families what they deserve- clothes, warm meals, as well as insurance and medical education. We will also establish a scholarship fund for inner city children.

- ▶ Favorite Links

We value the meaning of a good life. Every child deserves to know what happiness and love is. We hope to show through God's Love and your support what true happiness can be.

The Ray of Hope Foundation plans to hold 3 to 4 fundraisers a year. We will ask for donations to keep our goals met. We are a 501C3 non-profit organization.

Thank you for allowing God's love to work though you.

God Bless  
Ray of Hope Foundation

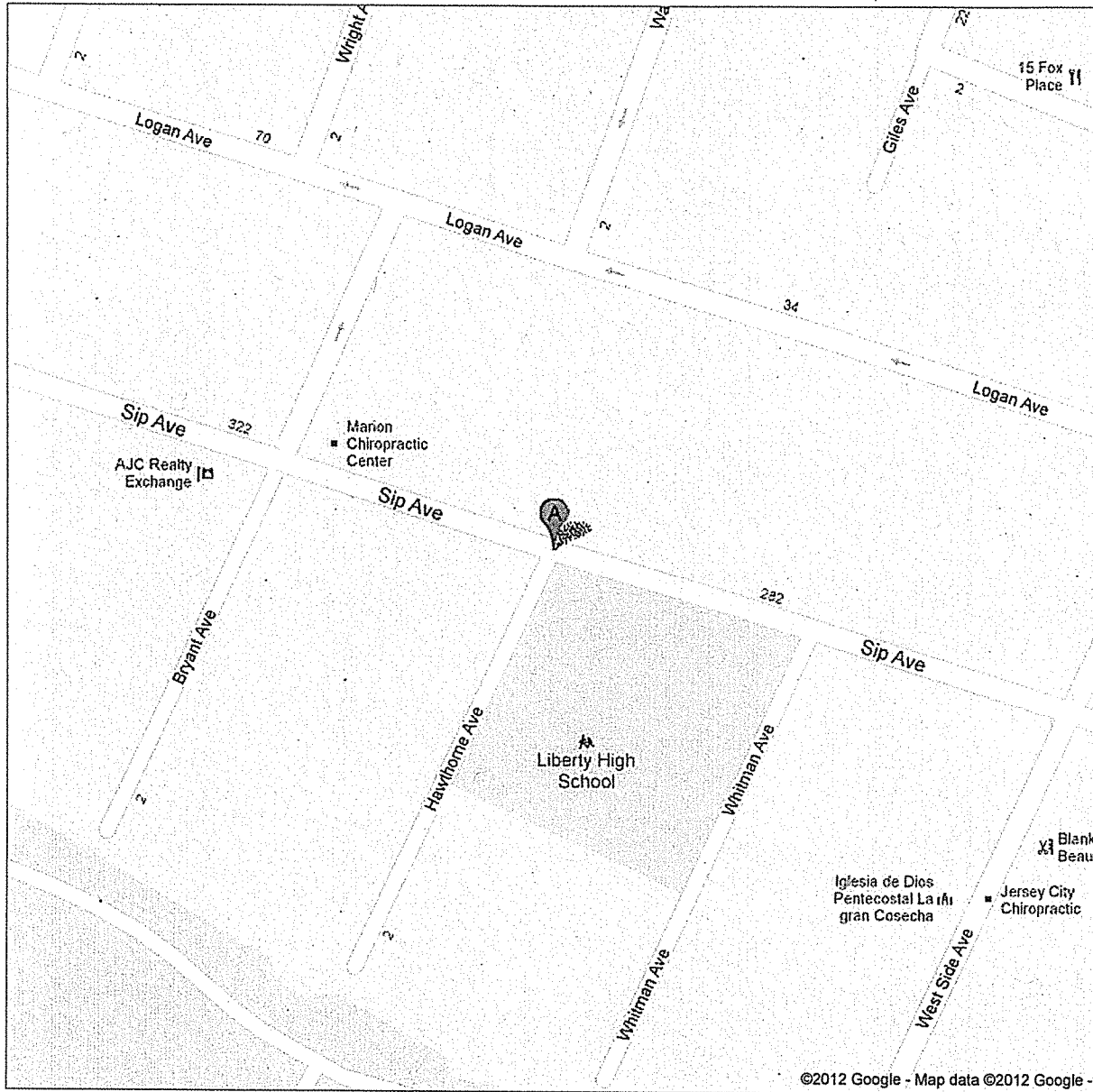
Ray Skop, President  
Diana Saltarelli, Vice President  
Deborah Scherman, Vice President

Donations can be mailed to:  
Ray of Hope Foundation  
14 Hawthorne Avenue  
Jersey, City, NJ 07306

Google

Address Hawthorne Ave  
Jersey City, NJ 07306

ORDINANCE Dedicating that the intersection  
of Sip Ave. & Hawthorne Ave.  
also be known as Raymond F. Skop Way



City Clerk File No. Res. 12-110

Agenda No. 3.B 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 12-110

TITLE:

### ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN PARKING STANDARDS

WHEREAS, the Municipal Council of the City of Jersey City adopted the Jersey Avenue Light Rail Redevelopment Plan on November 23, 2010; and

WHEREAS, the Planning Board, at its meeting of July 10, 2012, determined that the Jersey Avenue Light Rail Redevelopment Plan would benefit from amendments to revise its parking standards; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Jersey Avenue Light Rail Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Jersey Avenue Light Rail Redevelopment Plan be, and hereby are, adopted.

#### BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required ☐

Not Required ☐

# Summary

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN PARKING STANDARDS**

This ordinance proposed the following changes:

- Adjusts the residential parking requirement to a Minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit. The resulting Ratio = [0.5 per unit Min. & 1.0 per unit Max.];
- Permits parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties;
- Allow surface parking to be an approved temporary/interim use prior to the garage being built;
- Adds a bicycle storage requirement within the parking and transportation section of the plan.

**ORDINANCE FACT SHEET****1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY  
ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL  
REDEVELOPMENT PLAN PARKING STANDARDS**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

**3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

- Adjusts the residential parking requirement to a Minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit. The resulting Ratio = [0.5 per unit Min. & 1.0 per unit Max.];
- Permits parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties;
- Allow surface parking to be an approved temporary/interim use prior to the garage being built;
- Adds a bicycle storage requirement within the parking and transportation section of the plan.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

Requested by the Van Leer Developer to bring the parking standards more in line with the modern practices and allow for maximum flexibility between the two Van Leer Sites and other prospective surrounding development.

**5. Anticipated Benefits to the Community:**

A better project

**6. Cost of Proposed Plan, etc.:**

\$0.00. Plan was prepared by Division of City Planning staff.

**7. Date Proposed Plan will commence:**

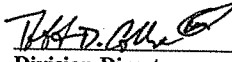
Upon Adoption.

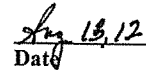
**8. Anticipated Completion Date: N/A****9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning 547-5050  
Maryann Bucci-Carter, Supervisor, City Planning 547-4499

**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director  
  
Department Director Signature

  
Date  
8/13/12  
Date

## Proposed Parking Amendments to Jersey Avenue Park and Jersey Avenue Light Rail Redevelopment Plans, Jersey City Planning Board

Date: July 10, 2012

### Jersey Avenue Park Plan & Jersey Avenue Light Rail Plan Amendments

1. Amend section V. **TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES**; item B. to read as follows: Shared use of accessory-all parking facilities shall be *permitted* considered in areas adjacent to underutilized parking facilities *and encouraged*.
2. Amend section VI. **OFF-STREET PARKING AND LOADING REQUIREMENTS** item D. as follows: The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site *or off-site on other properties*. ~~Parking may be permitted within five hundred (500) feet of the proposed development which it will serve only with review and approval by the Planning Board and the linking of the properties by deed.~~
3. Amend section X. **SPECIFIC LAND USES, A. MEDIUM RISE DISTRICT and B. Highrise District; CONDITIONAL USE** - to delete the following item; ~~b. Parking for principal uses, which must be located within five hundred (500) feet of said use.~~
4. Amend the **OFF-STREET PARKING REQUIREMENTS CHART** to:
  - make the residential parking requirement a minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit (0.5 – 1.0 per unit).
  - To permit parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties.
  - Allow surface parking to be an approved temporary use prior to the garage being built.
  - Delete footnote \* as Follows: ~~\*At least 1 parking space shall be included within the residential leasehold of each unit.~~
5. Add the following bicycle parking requirements: *Bicycle Storage Spaces and/or racks shall be provided at a rate of: 1 / DU for residential use and 1/5,000 Sq. Ft. GFA for office and commercial uses.*
6. Amend section 6. Building design requirements d. to read as follows: Parking structures shall preferably be located *in the building interior* ~~at the rear~~ of the principal building. Access to the structure may *not* be provided through the front of said building. Where parking cannot be located in the *building interior* ~~rear~~, the facade of such parking structures, *should any portion be visible*, shall be treated with the same materials used in the facade of the principal building.

City Clerk File No. Ord. 12-111

Agenda No. 3.C 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 12-111

TITLE:

### ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE PARK REDEVELOPMENT PLAN PARKING STANDARDS

WHEREAS, the Municipal Council of the City of Jersey City adopted the Jersey Avenue Park Redevelopment Plan on May 14, 2007, and amended the Plan on June 25, 2008 and again on May 20, 2009; and

WHEREAS, the Planning Board, at its meeting of July 10, 2012, determined that the Jersey Avenue Park Redevelopment Plan would benefit from amendments to revise its parking standards; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Jersey Avenue Park Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Jersey Avenue Park Redevelopment Plan be, and hereby are, adopted.

#### BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED:

APPROVED:

Business Administrator

Certification Required ☐

Not Required ☐



## Summary

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE PARK REDEVELOPMENT PLAN PARKING STANDARDS**

This ordinance proposed the following changes:

- Adjusts the residential parking requirement to a Minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit. The resulting Ratio = [0.5 per unit Min. & 1.0 per unit Max.];
- Permits parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties;
- Allow surface parking to be an approved temporary/interim use prior to the garage being built;
- Adds a bicycle storage requirement within the parking and transportation section of the plan.

**ORDINANCE FACT SHEET****1. Full Title of Ordinance:****ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY  
CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE PARK  
REDEVELOPMENT PLAN PARKING STANDARDS****2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl Czaplicki, Director of Housing, Economic Development, and Commerce

**3. Concise Description of the Program, Project or Plan Proposed in the Ordinance:**

- Adjusts the residential parking requirement to a Minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit. The resulting Ratio = [0.5 per unit Min. & 1.0 per unit Max.];
- Permits parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties;
- Allow surface parking to be an approved temporary/interim use prior to the garage being built;
- Adds a bicycle storage requirement within the parking and transportation section of the plan.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

Requested by the Van Leer Developer to bring the parking standards more in line with the modern practices and allow for maximum flexibility between the two Van leer Sites and other prospective surrounding development.

**5. Anticipated Benefits to the Community:**

A better project

**6. Cost of Proposed Plan, etc.:**

\$0.00. Plan was prepared by Division of City Planning staff.

**7. Date Proposed Plan will commence:**

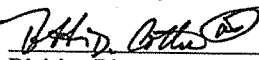
Upon Adoption.

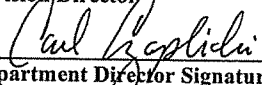
**8. Anticipated Completion Date: N/A****9. Person Responsible for Coordinating Proposed Program, Project, etc.:**

Robert D. Cotter, Director, City Planning 547-5050  
Maryann Bucci-Carter, Supervisor, City Planning 547-4499

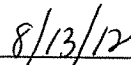
**10. Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

  
Division Director

  
Department Director Signature

  
Date

  
Date

## Proposed Parking Amendments to Jersey Avenue Park and Jersey Avenue Light Rail Redevelopment Plans, Jersey City Planning Board

Date: July 10, 2012

### Jersey Avenue Park Plan & Jersey Avenue Light Rail Plan Amendments

1. Amend section V. **TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES**; item B. to read as follows: Shared use of accessory-all parking facilities shall be *permitted* considered in areas adjacent to underutilized parking facilities *and encouraged*.
2. Amend section VI. **OFF-STREET PARKING AND LOADING REQUIREMENTS** item D. as follows: The off-street parking requirements shall apply to all new construction. Required parking may be provided on-site *or off-site on other properties*. ~~Parking may be permitted within five hundred (500) feet of the proposed development which it will serve only with review and approval by the Planning Board and the linking of the properties by deed.~~
3. Amend section X. **SPECIFIC LAND USES, A. MEDIUM RISE DISTRICT and B. Highrise District; CONDITIONAL USE** - to delete the following item; ~~b. Parking for principal uses, which must be located within five hundred (500) feet of said use.~~
4. Amend the **OFF-STREET PARKING REQUIREMENTS CHART** to:
  - make the residential parking requirement a minimum of 1 parking space for 50% of the units and a maximum of 1 space per unit (0.5 – 1.0 per unit).
  - To permit parking in excess of required on-site parking in order to satisfy the parking requirement for nearby properties.
  - Allow surface parking to be an approved temporary use prior to the garage being built.
  - Delete footnote \* as Follows: ~~\*At least 1 parking space shall be included within the residential leasehold of each unit.~~
5. Add the following bicycle parking requirements: *Bicycle Storage Spaces and/or racks shall be provided at a rate of: 1 / DU for residential use and 1/5,000 Sq. Ft. GFA for office and commercial uses.*
6. Amend section 6. Building design requirements d. to read as follows: Parking structures shall preferably be located *in the building interior* ~~at the rear~~ of the principal building. Access to the structure may *not* be provided through the front of said building. Where parking cannot be located in the *building interior* rear, the facade of such parking structures, *should any portion be visible*, shall be treated with the same materials used in the facade of the principal building.

City Clerk File No. \_\_\_\_\_ Ord. 12-112

Agenda No. \_\_\_\_\_ 3.D \_\_\_\_\_ 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 12-112

TITLE:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING  
AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE ARTICLE III, SECTION 345-38  
REDEVELOPMENT AREAS TO UNIFY ALL REDEVELOPMENT PLAN LANGUAGE RELATING TO  
DEVELOPMENT APPROVAL**

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001 in Ordinance No. 01-042. The Municipal Council has adopted many amendments since then; and

WHEREAS, the Land Development Ordinance currently contains Article III, Section 345-38 Relating To Redevelopment Areas and their standards; and

WHEREAS, the Municipal Council, pursuant to NJSA 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

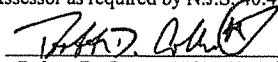
WHEREAS, the Planning Board at its meeting of March 6, 2012 did vote to recommend that the Municipal Council adopt these unifying provisions, and

WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

  
Robert D. Cotter, AICP, PP, Director  
Division of City Planning

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 

APPROVED: 

Business Administrator

Certification Required ☐

Not Required ☐

# **SUMMARY STATEMENT**

## **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE ARTICLE III, SECTION 345-38 REDEVELOPMENT AREAS TO UNIFY ALL REDEVELOPMENT PLAN LANGUAGE RELATING TO DEVELOPMENT APPROVAL**

Many of the older Redevelopment Plan included a development approval procedure deferring Final Site Plan approval application until after the project construction is substantially complete. This procedure is in conflict with the NJ statutory development procedure. The proposed change will unify all redevelopment plan language relating to development approval and make it consistent with the authorized Municipal Land Use Law procedure.

**ORDINANCE FACT SHEET****1. Full Title of Ordinance:**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE ARTICLE III, SECTION 345-38 REDEVELOPMENT AREAS TO UNIFY ALL REDEVELOPMENT PLAN LANGUAGE RELATING TO DEVELOPMENT APPROVAL**

**2. Name and Title of Person Initiating the Ordinance, etc.:**

Carl Czaplicki, Director, Department of Housing, Economic Development, and Commerce

**3. Concise Description of the Plan Proposed in the Ordinance:**

Many of the older Redevelopment Plan included a development approval procedure deferring Final Site Plan approval application until after the project construction is substantially complete. This procedure is in conflict with the NJ statutory development procedure. The proposed change will unify all redevelopment plan language relating to development approval and make it consistent with the authorized Municipal Land Use Law procedure.

**4. Reasons (Need) for the Proposed Program, Project, etc.:**

This is needed to make the City's process consistent with the authorized Municipal Land Use Law procedure and implement one procedure city wide.

**5. Anticipated Benefits to the Community:**

1. State Compliance & consistency

**6. Cost of Proposed Plan, etc.:**

None

**7. Date Proposed Plan will commence:**

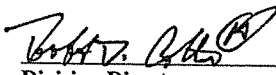
Upon approval


**8. Anticipated Completion Date: N/A****9. Persons Responsible for Coordinating Proposed Program, Project, etc.:**

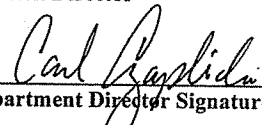
Robert D. Cotter, City Planning Director  
Maryann Bucci-Carter, Supervising Planner

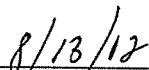
**10. Additional Comments: None**

I Certify that all the Facts Presented Herein are Accurate.

  
\_\_\_\_\_  
Division Director

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Department Director Signature

  
\_\_\_\_\_  
Date

# **Amendments to the Jersey City Land Development Ordinance;**

## **Article III, Section 345-38 - Redevelopment Areas**

Proposed Revision Date: February 23, 2012

Add the following new text in *bold/italics*:

### **345-38 - Redevelopment Areas**

In any area officially declared and delineated as a redevelopment area by duly adopted ordinances, the standards and designations contained in the Redevelopment Plans for such legally adopted plans shall take precedence over any standards contained within this Chapter. *The only exception to this provision shall apply to the Site Plan approval requirements of the Planning Board. All redevelopment plan approval procedures within redevelopment plans shall be revised to be consistent with the following procedure and requirements:*

- A. *Prior to commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.*
- B. *As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.*

Where the standards and controls of the Plans do not provide alterations to the provisions of this chapter, those provisions of this Chapter that remain unchanged shall prevail.

Editor's note: The accompanying ordinance would resolve that: "with the adoption of this ordinance, all conflicting redevelopment plan language relating to Site Plan approval shall be stricken and replaced with the above paragraphs A. & B."